





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/7 FAWKNER ROAD, PASCOE VALE, VIC 🕮 2 🕒 2 🚓 1

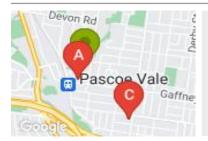
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$511,000.00 to \$562,000.00 **Price Range:**

Provided by: Ralph De Marchi, Victoria Real Estate Agency Pty Ltd

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (Unit)

\$628,500

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



7/422 GAFFNEY ST, PASCOE VALE, VIC 3044







Sale Price

*\$540,000

Sale Date: 16/05/2023

Distance from Property: 201m





2/7 FAWKNER RD, PASCOE VALE, VIC 3044







Sale Price

\$550,000

Sale Date: 08/03/2023

Distance from Property: 0m





8/23 CUMBERLAND RD, PASCOE VALE SOUTH, 🕮 2 🕒 2







Sale Price

*\$525,000

Sale Date: 03/07/2023

Distance from Property: 945m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

3/7 FAWKNER ROAD, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$511,000.00 to \$562,000.00

Median sale price

Median price	\$628,500	Property type	Unit	Suburb	PASCOE VALE
Period	01 July 2022 to 30 Jun	e 2023	Source	P	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/422 GAFFNEY ST, PASCOE VALE, VIC 3044	*\$540,000	16/05/2023
2/7 FAWKNER RD, PASCOE VALE, VIC 3044	\$550,000	08/03/2023
8/23 CUMBERLAND RD, PASCOE VALE SOUTH, VIC 3044	*\$525,000	03/07/2023

This Statement of Information was prepared on:

10/07/2023

